

Aldreds
Estate Agents



1 Court Road, Rollesby, Great Yarmouth, NR29 5ET

£250,000





1 Court Road

Rollesby, Great Yarmouth, NR29 5ET

- End Terrace Cottage
- Three Bedrooms
- Ground Floor Bathroom
- Sealed Unit Double Glazing
- Lawned Rear Garden
- Rural Village Location
- Two Reception Rooms
- 18ft Kitchen/Breakfast Room with Walk In Pantry
- LPG Central Heating
- Off Road Parking

Aldreds are delighted to offer this attractive, end terrace cottage located in a lovely rural village location. The accommodation comprises entrance porch, lounge, dining/sitting room, kitchen/breakfast room, walk-in pantry, bathroom and three first floor bedrooms (third off second). The property benefits from sealed unit double glazed windows, LPG central heating, off road parking and a spacious rear garden with summer house. There is also the potential to acquire an additional area of land adjacent to the rear garden with shared vehicular access, by seperate negotiation. Early internal viewing is highly recommended to appreciate this individual property



£250,000



Entrance Porch 4'0" x 3'8" (1.24m x 1.14m)

Part glazed entrance door, window to front aspect, door to:-

Lounge 12'0" x 11'8" (3.66m x 3.58m)

(Currently utilised as an additional bedroom) Window to front aspect, radiator, power points, timber fireplace surround, tv point, door to:-

Dining/Sitting Room 11'8" x 11'8" (3.58m x 3.58m)

Window to side aspect, tiled floor, stairs rising to landing, radiator, brick built fireplace surround with a multi fuel stove, power points, archway to:-

Kitchen/Breakfast Room 18'11" x 7'10" (5.77m x 2.39m)

Tw windows to front and side aspect, window to front, glazed sliding doors to garden, radiator, range of fitted kitchen units with roll top work surface and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, power points, open fronted cupboard, doors leading off.

Walk-In Pantry 6'3" x 7'6" (1.91m x 2.29m)

Fitted shelving, power point.



Bathroom

Obscure Glazed window to rear aspect, part panelled walls, tiled floor, low level WC, hand wash basin in a fitted unit, panelled bath, tiled shower cubicle with electric shower, heated towel rail, ventilation.

Landing

Doors leading off:-

Bedroom 1 12'0" x 11'10" (3.66m x 3.63m)

Window to front aspect, wall mounted electric heater, power points.

Bedroom 2 12'2" max x 9'3" (3.71m max x 2.82m)

Window to rear aspect, radiator, overstairs cupboard, loft access (loft housing LPG combination boiler), airing cupboard, door to:-

Bedroom 3 7'6" x 6'3" (2.29m x 1.93m)

Windows to side and rear, wall lighting, power points, radiator.

Directions

From our Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Rollesby. Proceed into the village turning 5th right into Court Road where the property can be found a short way along on the right hand side, located by our 'For Sale' board.



Outside

The property offers a pleasant enclosed front garden area, offering parking space for two cars and laid to lawn with pathway leading to entrance door and to the side of the property via a timber gate. The rear garden is enclosed with close board timber fencing to boundaries, laid to lawn with a summer house and small pond. External lighting and water supply.

PLEASE NOTE

The vendors own an additional area of garden land adjacent to the rear garden and accessed via a shared lane to the other side of the terrace. This area of land may be available for sale by separate negotiation.

Tenure

Freehold.

Services

Mains water, electric, drainage.

Energy Performance Certificate (EPC)

EPC Rating 'F' - Improvements have been made to the property since the last EPC assessment. These include a replacement LPG central heating system and the multi fuel stove in the dining/sitting room.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Rollsby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollsby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollsby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

Reference

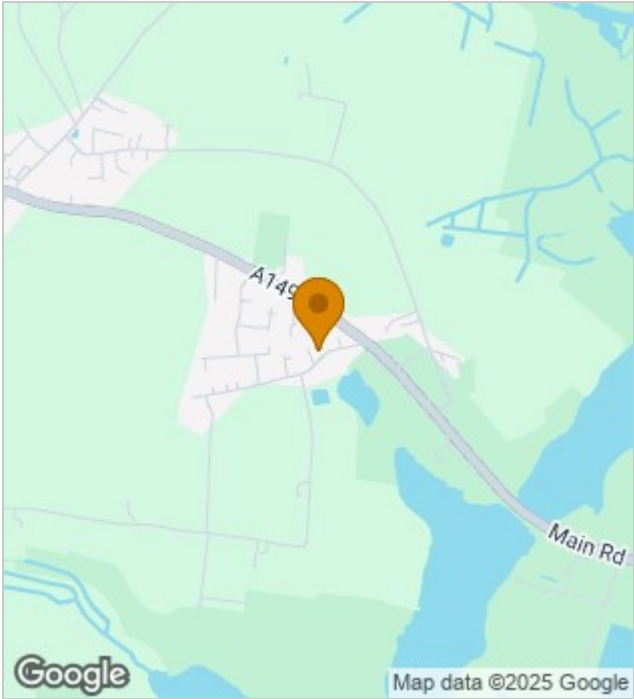
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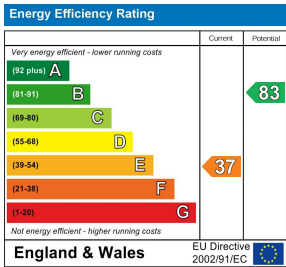
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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